

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

223 DUKE STREET SUNSHINE NORTH VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

231 DUKE STREET SUNSHINE NORTH VIC 3020	\$503,000	27-Feb-26
237 DUKE STREET SUNSHINE NORTH VIC 3020	\$495,000	02-Feb-26
4/4 GARNET STREET SUNSHINE NORTH VIC 3020	\$550,000	05-Nov-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 May 2026



**231 DUKE STREET SUNSHINE
 NORTH VIC 3020**

 2  1  1

Sold Price ^{RS} **\$503,000** Sold Date **27-Feb-26**

Distance **0km**



**237 DUKE STREET SUNSHINE
 NORTH VIC 3020**

 2  1  1

Sold Price **\$495,000** Sold Date **02-Feb-26**

Distance **0km**



**4/4 GARNET STREET SUNSHINE
 NORTH VIC 3020**

 2  1  1

Sold Price **\$550,000** Sold Date **05-Nov-25**

Distance **1.54km**

RS = Recent sale **UN** = Undisclosed Sale

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